



FORM-II

ROURKELA MUNICIPAL CORPORATION, UDITNAGAR : ROURKELA- 12

Telephone No: 0661 2500388

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No 3791 /RMC, Dated 07.04.2022

File No. BP/RMC/ RKL/210/2021

Permission under sub –section (3) of the Section-16 of the Odisha Development Authorities Act, 1982 is hereby granted in favour of;

Smt. Hemalata Agarwal, Rep-GLORJAA PROJECTS through its Managing Partner Mr. Anup Bansal

for

- (a) Sub-division and development of land
- (b) Change of the use of land or building
- (c) **Construction of S+4 Residential Apartment building**
- (d) Reconstruction of building
- (e) Alteration of
- (f) Alteration or additions in the existing _____ building having holding No.x
 - a. (Specify) in respect of Lay-out House/Plot No-802/1349,804/2796,802/3383,panposh,Revenue Plot No.-, Khata No.-192/12,Village/Mouza/Unit.-, R.T.U.No.- 40,Thana.-R.N.Palli ,Holding No., Ward No.- of **Rourkela Municipal Corporation/G.P.** within the Development Plan area of **ROURKELA** subject to following conditions/restrictions.
- (g) The Land/Building shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- (h) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- (i) Parking space measuring 885.82 Sqm. as shown in the approved plan shall be exclusively used for parking and no part of it will be used for any other purpose.
- (j) The land over which construction is proposed is accessible by an approved means of access of 9.14m. width.
- (k) The land in question must be in lawful ownership and peaceful possession of the applicant.
- (l) The applicant shall leave 292.87 sq.mtr. of area located in the Rourkela Municipal Corporation/Municipality/NAC/Gram Panchayat for the widening of the road.
- (m) The permission is valid for period of three years with effect from the date of issue. In case of renewal of the approved building plan, it is revalidated for a period of one year under Section-20 of the ODA Act, 1982 with effect from the date of issue of the letter subject to the conditions and restrictions indicated in this letter.
- (n) Permission accorded under the provision of section 16 of ODA Act. Cannot be construed as an evidence to claim right title interest on the plot on which the permission has been
 - a. granted.
 - i. If any dispute arises with respect to right, title interest on the land on which the permission has been granted, the permission so granted shall be automatically treated as cancelled during the period of dispute.
- (o) Any construction and development made by the applicant or owner on the disputed land will bear his risk without any legal or financial liability on the Authority.
- (p) **Any other conditions.**
 - (i) Approved Building Parameters:-Plot Area-1561.83Sqm.

Plot as per Document -1561.83Sqm.
Area left for CDP Road-292.87 Sqm.
Net Plot area-1268.96 Sqm.

Items	Approved	Use permitted	No. of Dwelling units.
Basement floor			
Stilt Floor	951.22 Sqm.	Parking	Parking
Ground floor			
First floor	869.14 Sqm.	Residential	Eight
Second floor	869.14 Sqm.	Residential	Eight
Third floor	869.14 Sqm.	Residential	Eight
Fourth floor	869.14 Sqm.	Residential	Eight
F.A.R	2.791		
Ground Coverage	74.96%		
Parking	885.82 Sqm.		
Plantation	19 Trees		
Height	11.90 mt.		
Total Built up area	4427.78 Sqm.		
Setbacks in mtr.			
Front	2.0 mt.		
Rear	2.0 mt.		
Left	2.0 mt.		
Right	2.0 mt.		

(ii) This permission is accorded on deposit/submission of the following.

Items.	Amount (in Rs.)	Amount in words
Form fee	500.00	Rupees five hundred rupees only.
Scrutiny fee	44659.00	Forty four thousand six hundred fifty nine rupees only.
Balance scrutiny fee		
Sanction fee	142929.00	One Lakh Forty two thousand nine hundred twenty nine rupees only.
Security fee		
Fire fighting fee	Nil	
Retention fee	Nil	
EDIP	850444.00	Eight Lakh fifty thousand four hundred forty four rupees only.
Compounding Fee(benchmark)	431155.00	Four Lakh thirty one thousand one hundred fifty five rupees only.
Labour Cess	850444.00	Eight Lakh Fifty thousand four hundred forty four rupees only.
Purchasable FAR	291387.00	Two Lakh ninety one thousand three hundred eighty seven rupees only.

2) The owner/applicant shall obtain NOC from NAAI/Environmental Clearance from Ministry of Forest and Environment, Govt. of India / Pollution Control Board/ Archaeological Survey of India/National Highway Authority of India/ Public Health Engineering/RWSS/Water Resources Department/State Ground Water Authority/Urban Local Body/ G.P/WESCO/DFO, Rourkela Wild Life Division, Forest and Environment Department /Revenue Department/State Fire Prevention Department etc. and submit to RMC as applicable, before commencement of the construction.

(iv) Other conditions to be complied by the applicant are as per the following;

- i. The owner/applicant/Technical person are bound to follow the conditions/terms of Building Regulation in force and shall strictly adhere to the existing Rules & regulations/norms/standards terms and conditions as prescribed and imposed in the NOC/Clearances given by Fire Prevention officer/National Airport Authority/SEIAA, Ministry of Forest and Environment/PHED/ Pollution Control Board/ Archaeological Survey of India/National Highway Authority of India/ Public Health Engineering/RWSS/Water Resources Department/State Ground Water Authority/Urban Local Body/ G.P/WESCO/DFO, Rourkela Wild Life Division, Forest and Environment Department /Revenue Department/State Fire Prevention Department etc. wherever applicable.
- ii. The Owner/Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction defects. Authority will no way be held responsible for the same(loss of life or property etc.) in what so ever manner. The structural stability and safety of the building along with fire safety shall lie with applicant(s) and the technical person supervising the construction work without any liability on RMC.
- iii. The concerned Architect/Applicant/Developer are fully responsible for any deviations additions and alternations beyond approved plan/defective construction etc. shall be liable for action as per the provisions of the Regulation.
- iv. The applicant shall confirm the infrastructural developments and subsequently compliances of the NOCs with regards to development of infrastructure from Urban Local Body/RMC before commencement of construction.
- v. The number of dwelling units so approved shall not be changed in any manner.
- vi. This permission does not entitle the applicant(s) any right of passage on any private or public land. This right of passage is subject to the approval/consent of the owner of the land.
- vii. If at a later date, it is found that any case of unauthorized construction on the approved construction is pending in the court of the City Planner/Commissioner, RMC or in any other court prior to the date of issue of this letter of permission, the permission so granted will be deemed to have been revoked u/s 17 of ODA Act with immediate effect automatically.
- viii. However, this permission should not be construed as regularizing any of the unauthorized construction undertaken thereof, unless specifically mentioned.
- ix. The applicant(s) should cover the vacant area suitably with trees/plants inside the plot. In case, cutting of existing trees/plants will be necessary, prior approval must be obtained from the concerned officer in charge, Forest and Environment Deptt. of the area.
- x. The water supply arrangement and sanitary installations/fixtures will be provided as per NBC/PH standard in that building under the supervision of a qualified technical person.
- xi. The applicant must provide the (garbage) solid and liquid waste disposal system in the building, in conformity with the standards specified and in the planning & building standards regulations of RDA and NBC. The liquid waste is to be disposed of only after treatment of the same by the applicant(s) in his own premises till the same is connected to the city sewer net work. The applicant(s) have to provide Sewerage Treatment Plant in case of Commercial/Residential buildings or plots having multiple dwelling units and Effluent Treatment Plant in case of Industrial building as per provisions given by Odisha State Pollution Control Board/NBC.

- xii. The Applicant shall ensure a stage wise construction report to the appropriate authority at the stage of foundation level, plinth level and roof casting for each floor of the building which has been permitted by the authority. falling which penalty will be impose as per Rule-14 ODA (P &Bs) Rule 2020.
- xii. This permission has been granted based on the letter issued by the Tahasildar,vide letter No.....Dt....., Ground Water Survey Deptt. vide letter No.....Dt....., RWSS Deptt.vide letter No.....Dt....., PHE Deptt.,.....vide letter NoDt....., Regional Officer, State Pollution Control Board Odisha vide letter No..... Dt....., Fire Officer, Fire Station,vide letter No.....Dt....., Forest and Environment Department clearance letter No.....Dt....., and the affidavits/NOC(s) submitted by the applicants.
- (v) This permission has been granted exclusively based on affidavit(s)/NOC(S) submitted by the applicant. The applicant(s) shall adhere to the conditions stipulated in this permission, in letter and spirit. In case of any deviation, to any of the conditions given in this letter or violation in the content (s) of the affidavit(s)/NOC (s), the approved plan shall be deemed to have been cancelled as per the ODA Act, 1982 without any liability to the Rourkela Municipal Corporation.
- (vi) The applicant will have to pay the Labour Cess @ 1% of the estimated cost of the building 10 lakhs or more as per the Govt. Rule.

By the order of Commissioner

Sh 07/04/22
Asst. Town Planner
Rourkela Municipal Corporation.
Sh 07/04/22

Memo No 3792 BP/RMC, Dated 02-04-2022
Copy forwarded along with One copy of the approved plans to *Smt. Hemalata Agarwal, Rep-GLORJAA PROJECTS through its Managing Partner Mr. Anup Bansal*, Plot No-802,1349,804/2796,802/3383,panposh, Rourkela, Dist-Sundargarh, Odisha.

Sh 07/04/22
Asst. Town Planner
Rourkela Municipal Corporation.
Sh 07/04/22

Memo No _____ BP/RMC, Dated _____
Copy forwarded to the Director of Town Planning, Odisha, Bhubaneswar for kind information.

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Asst. Town Planner
Rourkela Municipal Corporation.

Memo No _____ BP/RMC, Dated _____
Copy with a copy of approved plan forwarded to the Tahasildar...../ Fire Officer/State Pollution Control Board, Rourkela /**Enforcement Squad Rmc** for information and further necessary action. The Tahasildar is requested to intimate the undersigned in case of any problem in the ownership status of the land in question within a month. The above concerned departments are requested to please verify and intimate this office immediately within a fortnight, in case of any deviation/violation of their Acts/rules in this approved plan. The enforcement squad is hereby asked to inspect the development of the site periodically and report the Authority in case of any deviation in the approved building plan/letter for initiating action against the builder/developer as per the provision of the Act and intimate immediately the undersigned Commissioner, Rmc/Finance Member, Rmc for forfeiture of the security deposit.

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Asst. Town Planner
Rourkela Municipal Corporation.